



**BIRMINGHAM, AL**  
**FY 2003 HOPE VI REVITALIZATION GRANT AWARDS**

**HOPE VI Grant Summary**

The Housing Authority of the Birmingham District (HABD) will receive a HOPE VI Revitalization grant in the amount of \$20,000,000, which will enable the Housing Authority to revitalize the Tuxedo Court public housing development. Under the grant, the existing 488 units at Tuxedo Court will be demolished and replaced with 331 new units including 110 units of public housing, 110 affordable rental units, and 86 homeownership units. On-site, 306 units will be constructed, including 110 public housing rental units, 110 affordable rental units and 86 market rate homeownership units. The off-site component will consist of 25 affordable fee simple homes for-sale, located in the historic downtown neighborhood of Fountain Heights. The plan will restore the original street grid, pattern of blocks and architectural scale, reintegrating the site into its surroundings. An 8.6-acre perimeter park will be developed adjacent to the site, creating a formal gateway into the new Tuxedo Park community. Two existing on-site community facilities, a community center and daycare facility, will be renovated and a new management/maintenance facility constructed. The revitalized development will provide housing and programs that will foster self-sufficiency among residents with a range of incomes, including child-care assistance, computer training and job readiness through HABD's partnership with the Jefferson County Committee for Economic Opportunity. HABD will serve as the developer for the project with Program Management by the Boulevard Group Inc./Wallace Roberts & Todd, LLC. HABD will contract with a private property manager and will enforce strict lease agreements.

Unit Information		Projected Relocation and Reoccupancy	
Severely distressed units	488	Current resident families	167
Units to be demolished/Units demolished	488	Families to be relocated to Section 8	85
Units to be rehabilitated	0	Families to be relocated to other Public Housing	82
Units to be converted to non-dwelling use	0	Families to be relocated through other means; Undecided	0
Rental		Families to reoccupy HOPE VI sites	75
Public Housing	110	New families in HOPE VI sites	256
Leveraged Affordable	110	<b>Projected Sources of Funds</b>	
Leveraged Market Rate	0	HOPE VI Revitalization Grants	\$ 20,000,000
Homeownership		Other Public Housing Grants	\$ -
Public Housing Lease/Purchase	0	Other HUD Funding	\$ -
Affordable with Public Housing Funds	25	Non-HUD Public/Private Funds	\$ 23,478,604
Leveraged Non-HUD Subsidized	0	<b>Total All Sources</b>	\$ 43,478,604
Leveraged Market Rate	86		
<b>Total planned units after revitalization</b>	331		
Total planned affordable housing units	245		
Collateral Investment and Leverage Ratio		Contact Information	
FY 03--HOPE VI collateral investment	\$ 51,370,000.00	Ralph D. Ruggs, Executive Director	
FY 03--HOPE VI anticipatory investment	\$ -	Housing Authority of the Birmingham District	
FY 93--National HOPE VI dollar leverage	\$ 0.31	1826 Third Avenue, South	
FY 03--HOPE VI dollar leverage	\$ 1.17	Birmingham, AL 35233	
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